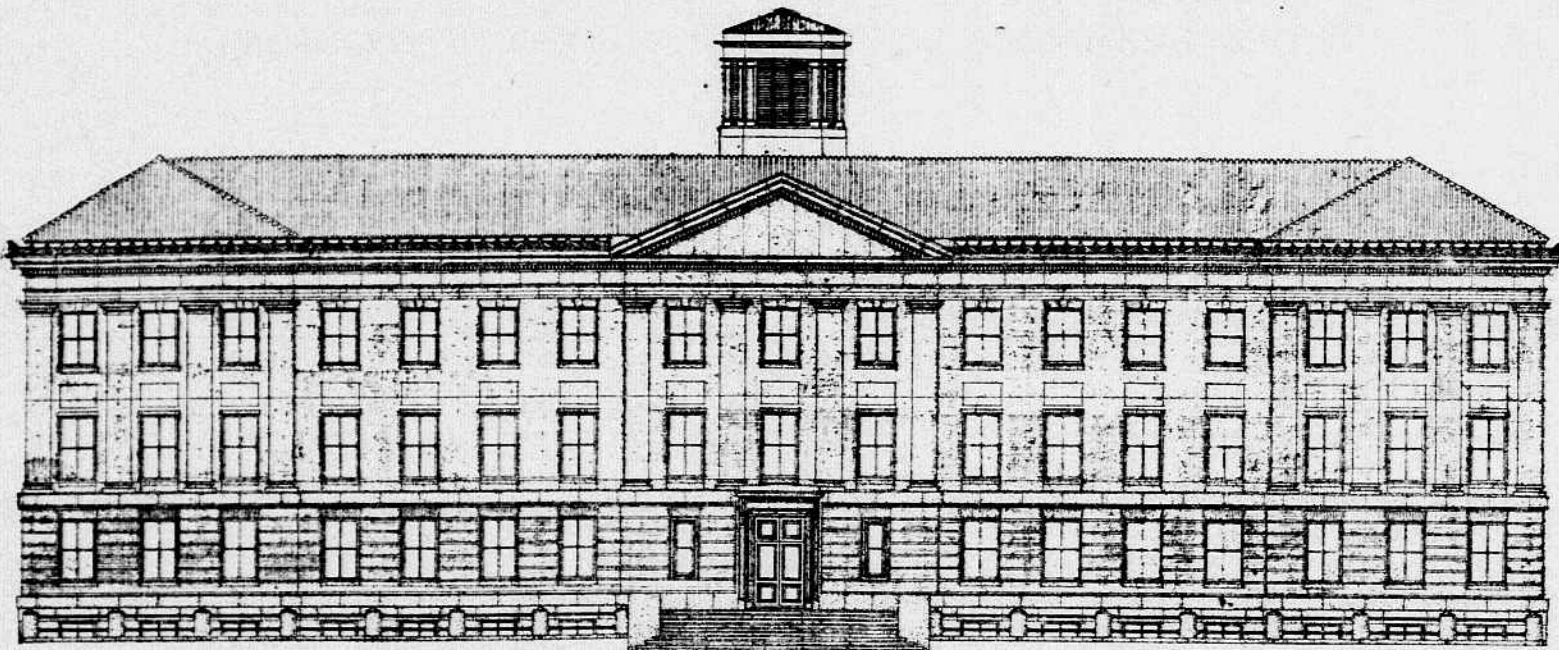


WASHINGTON, D. C., SATURDAY, APRIL 3, 1915.

PROPOSED ADDITION TO BUREAU OF STANDARDS GROUP.



FIREPROOF STRUCTURE COSTING IN THE NEIGHBORHOOD OF \$180,000, WHICH IS TO BE ERECTED FROM PLANS BY DONN & DEMING, ARCHITECTS.

NOVEL STRUCTURE TO HOUSE MANY CHEMICAL LABORATORIES

Elaborate Heating and Ventilating System
to Be Provided for Proposed Addition
to Bureau of Standards Group.

A structure in which the heating and ventilating plant usually found in the basement will be located in the attic called for in plans being prepared by Donn & Deming, architects, for a building which is to house the chemical laboratories of the bureau of standards. By this arrangement all of the basement space will be available for laboratory uses and storage space.

The building is to be of fireproof construction and of the same type of architecture as the seven existing structures of the bureau of standards group. Four of these buildings were designed by the architects now making plans for the chemistry building, and the other three were erected from plans prepared in the office of the supervising architect of the Treasury Department.

Connected by Tunnel.
The building is to measure 136 by 65 feet and will have four stories and basement. It is to be connected with the other buildings of the bureau of standards group by a tunnel, which, in addition to serving as a passageway, will contain the heating pipes and power conduits connecting with the central heating and power plant. The base of the structure is to be of stone construction, and the main portion of the walls will be of brick. There will be a stone cornice beneath the

leaves of the roof, which will be of red tile and bordered by a copper chateau. Thirty-three "two-man" laboratories and sixteen "four-man" laboratories are to be provided in the building. There also will be balance rooms and the necessary office and service rooms. A wide corridor will extend through the center of each floor of the building. All the floors are to be of concrete covered with imported linoleum, which, after a number of exhaustive tests, has been found to be the most satisfactory floor covering for laboratories, it is stated by officials of the bureau.

Air to Be Washed.

Because of the character of work to be done in the building, an elaborate ventilating system is to be provided. The heating system also will be a feature of the structure. Fresh air is to be drawn into the building from an intake having the appearance of a cupola, which is to project above the roof midway between the ends of the building. After passing over tempering coils the air will pass through a washer and then over heating coils. It will then be forced through ducts leading to every room in the building. The temperature will be regulated by thermostats located throughout the building.

Two huge fans will be used to bring the fresh air into the building, while four fans will be employed for exhaust purposes. The exhaust system will connect with the hoods in the

laboratories by means of which the fumes from the chemicals are carried off. There will be four vents in the roof of the building through which the fumes will be forced—one located in each of the four corners, so as to be as far away as possible from the fresh air intake.

Storage Vault Provided.

All of the walls in the laboratories are to be lined with tile, and the work benches and hoods will be of alabaster stone. Adjoining the east end of the building, on the level of the basement, there will be a vault where the explosive chemicals will be stored. An interesting feature of the equipment of the building will be the manner in which all piping will be done. All the pipes and ducts in connection with the lighting, heating, ventilating and plumbing systems will be exposed so that they may be repaired or changed at any time with the slightest possible inconvenience.

Plans for the building are nearing completion and by May 1 construction bids probably will be solicited. It is estimated the building will cost about \$180,000. An appropriation of \$200,000 is available. It will take about one year to erect the structure, it is stated.

A New House Wrinkle.

From the National Real Estate Journal.
When you commence to plan your new house get a good-sized scrap-book in which to paste every kind of a suggestion you come across. There are hundreds of little ideas, as well as some larger ones, which will help you to give your home added charm or comfort without much increase in cost—ideas about built-in things, from a simple shelf to a medicine cabinet or a seat in an inglenook. There are things to do and things not to do about the placing of lights and of radiators and of water or steam-pipes. These are principles of harmony to be remembered in the selection of rugs, draperies, wall decorations and furniture. We all run across such suggestions, but rarely remember them. So get a scrap-book, or else a large envelope, or a flat box, labeled "The New House." It will pay.

NEW QUARTERS PLANNED FOR FOSS-HUGHES CO.

Two-Story Building to Be Erected
at 1141 Connecticut
Avenue.

A two-story building designed for use by an automobile agency is to be erected at 1141 Connecticut avenue from plans prepared by Clarke Wagonman, architect. The property, which is at present occupied by a residence, is owned by Dr. J. Breckinridge Rayne. The new building is to be leased by the Foss-Hughes Company. A show window about twenty feet wide is to be provided on the ground floor. Space for offices is to be provided in a mezzanine balcony. By this arrangement the entire first floor will be available for display purposes.

New Realty Firm.

C. W. Simpson, formerly of Simpson-Sullivan Company, Inc., now in the course of liquidation, has formed a real estate corporation to be known as C. W. Simpson, Inc., with offices at 721 13th street northwest.

DECLARES THE WEALTHY NEGLECT THEIR HOLDINGS

Often Leave Valuable Property Unimproved, Writer
Asserts.

If one will look carefully around and see how many valuable properties are practically unimproved, although capable of earning a good revenue, he will be astonished to see how many wealthy people, able, without any inconvenience to themselves, to improve their property, have allowed hundreds of thousands of dollars in rental income to slip through their fingers, says Charles S. Ashley of Toledo in the National Real Estate Journal. Some of these owners are considered to be of exceedingly grasping disposition in ordinary affairs, and yet they have lost fair-sized fortunes by the lack of intelligent development of their property.

In many other cases owners seem to have a passion for shabbiness, and even though wealthy they put up exceedingly cheap and shabby improvements and take a very low rent rather than to erect buildings worthy of the location which would yield them several times the income certainly an enormous percentage upon the additional expense required.

In other cases neighboring parcels of real estate ought to be joined together

for the best development of each, but by reason of diverse ownership these are allowed to remain unimproved or improved in an inefficient manner. In most cities on the continent of Europe we see comparatively even development. There are very few shabby spots. Their best business buildings are far inferior to our best, but the cities as a whole have far more even and artistic development than is the case with American cities, or even those of England.

One of the fundamental causes of these things is that the young and energetic have not the means to acquire downtown real estate, where the land values are very high, and the wealthy people who own the land have grown old and inactive as compared with their younger days.

TWO RESIDENCES SOLD.

Transactions Reported by Gardiner & Dent Involve \$10,000.

Gardiner & Dent, Inc., real estate brokers, report the sale for Maude T. Jones of a three-story brick building at 1556 Irving street northwest, containing ten rooms. The purchaser, William H. Kerr, will occupy the house as a home. The price was \$7,000. They also report having sold for Mrs. Annie M. Mickle 25 13th street southeast a two-story six-room brick residence. It was purchased as an investment at a consideration said to have been \$5,000.

Homes You Will Surely Admire

BECAUSE They are so prettily designed, well planned, substantially constructed and superbly finished.

Study the Features Carefully

- Three-story appearance—
- Attractive front lawns—
- Rear yards, 90 feet long—
- 15-foot paved alley—
- Three covered porches—
- Guaranteed hot-water heating—
- Electricity and gas—
- Bright, cheerful rooms—
- 7/8-inch double oak floors—
- Tiled bathrooms—
- Shades—Liberal closets—
- Artistically decorated—
- Tastefully papered—
- Elaborate fixtures—
- Brick pantry—Concrete cellar—
- Double-oven gas range—Laundry—
- Servants' quarters.



Georgia Ave. and Princeton St. N.W.
6 Large Rooms and Bath Hot-Water Heat

Easy Terms Price, \$3,750 Easy Terms
3626 Georgia Ave. N.W. Open.
N. L. SANSBURY CO.

Exclusive Agents 721 13th St. N.W.

ANNOUNCEMENT

To My Friends and the Public—

This is to announce that the Corporation of Simpson-Sullivan Company, Inc., is in course of liquidation, and that I have formed a new Real Estate Corporation, which is now located as below. Associates of this Company are all experienced men and capable of rendering valuable service in all branches of this business. We specialize in sales, exchanges and rental service; also represent large fire insurance companies.

We will be pleased to have our friends and those interested call at our new office.

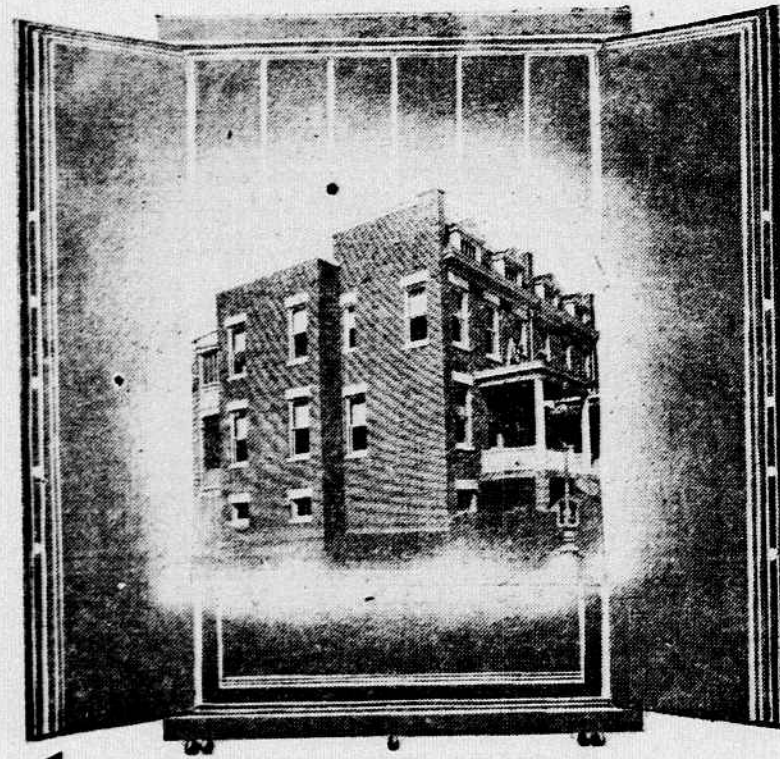
C. W. SIMPSON CO., INC.,
By C. W. Simpson, President,
734 15th Street N.W.

Your chance to select one of the last two "Kennedy" Houses on E street between Sixth and Seventh northeast—numbers 621 and 623.

Open evenings until 8:30.

Homes That Are Safe!

- ✓ In Investment
- ✓ In Construction
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The Most Talked-of Homes in Washington
THE LOCATION, PRICE AND TERMS WITHIN REACH OF EVERY RENT PAYER.
Corner Kenyon and Warder Sts. N.W.

Read Description Carefully
THE ONLY NORTHWEST HOMES
Selling for \$3,750

Having hot-water heat, gas and electric lighting; indirect lighting—the new way—with separate switch to each room, halls and cellar; hardwood trim throughout, with quartered oak floors; extra open fire heater for parlor; folding doors between parlor and dining room; built-in cold storage; built-in side-oven gas range; laundry in cellar; double entrance; tile bath, with full equipment of plate-glass fixtures, medicine cabinet; all sanitary glass door knobs, giving a refined, rich finish; double back porches, 8x12, large enough to be used; front porch, floors reinforced concrete, with last lifetime reading light to front porch; full size mirrored door to hall; built-in cement flower vases.

SEE THEM.



Will Want To
Own One of These
Homes The Minute
You See Them!

Phillips & Sager
Headquarters for New Homes
1409 N. Y. Ave. N. W.

Price: \$3,150

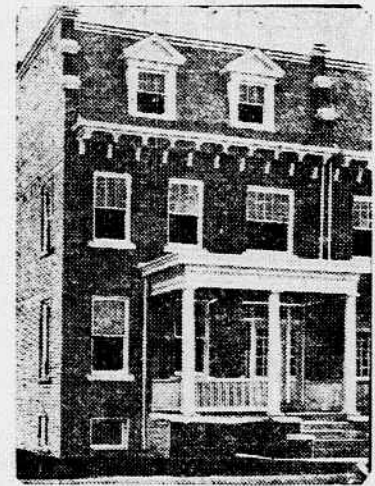
TERMS: Monthly
Payments—Like
Rent

LOCATION: 13th
and C Sts. N.E.

Brief Description:
Six large rooms and bath; reinforced steel construction; colonial design, pressed brick front; large front and two rear porches; fine hardwood trimmings throughout; modern kitchen with built-in cupboard; cement cellar; stationary wash tubs, hot-water heating attachment, etc.

Sample House—
1320 Corbin St. N.E.

To Inspect: Take 13th and D St. car or phone Main 1597 for our free auto service.



9 Rooms and 2 Baths,
8 Rooms and Bath
Prices, \$7,250 Up.

An Easy Home-Owning Plan

Sample House Furnished by
W. B. Moses and Sons.

Open—Lighted Evenings

Lewis E. Breuninger, Owner and Builder

N. L. SANSBURY CO.,
721 13th St. N.W. Exclusive Agents.

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A "Detached Section" of City Comforts
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THE ALLURING CHARM of Detached Houses, with their grassy lawns, perfect light, complete ventilation and broad, comfortable porches, appeals with ever-increasing force to people of good judgment. The pleasant anticipation of a realization of the ideal home life is sending thinking people to this superb section.

New Homes Ready for Occupancy

8 rooms and bath to 10 rooms and 2 baths. Visit Saul's Addition today and inspect.

1312 Emerson Street N.W.

10 Rooms and 2 Baths.

Reasonable Price. Accommodating Terms.

N. L. SANSBURY CO.,
721 13th St. N.W. Exclusive Agents.

ONLY ONE LEFT

Exemplifying the fact that the finest material, the most expert workmanship—the best of everything—have been incorporated in these homes, and has made them "speak for themselves" as to their desirability for homes.

Inspect Today
You Will Surely Be
Favorably Impressed.

3628 New Hampshire Ave. N.W.

6 Rooms and Bath
20 Feet Front
Price, \$4,500

Easy Home-Owning Plan
Exhibit Home Open

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